PLANNING COMMISSION MINUTES April 10, 2012

MEMBERS PRESENT MEMBERS ABSENT STAFF

Mrs. Evans Mr. Griffith Clarke Whitfield Mr. Jennings Mr. Wilson Ken Gillie Mr. Jones Christy Taylor Mr. Scearce Renee Blair Emily Scolpini

The meeting was called to order by Chairman Scearce at 3:00 p.m.

I. ITEMS FOR PUBLIC HEARING

1. Special Use Permit Application PLSUP20120000022, filed by Carol Handy on behalf of the Schoolfield Preservation Foundation, requesting a Special Use Permit to operate an indoor commercial recreation facility in accordance with Article 3.M; Section C, Item 4 of the Code of the City of Danville, Virginia, 1986, as amended, at 917 West Main Street, otherwise known as Grid 1605, Block 006, Parcel 000001 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to create public rental space as an ancillary use to museum operations.

Ms. Blair read the Staff Report. Fourteen (14) notices were mailed to surrounding property owners within three hundred (300) feet of the subject property. Four (4) respondents were unopposed to the request; zero (0) were opposed to the request.

Open the Public Hearing.

Present on behalf of the request was Ms. Carol Handy. Ms. Handy stated we have taken steps to meet the requirements set by Planning Commission and the capacity of one hundred (100) is most satisfactory to us.

Mr. Scearce asked are all of the other conditions?

Ms. Handy responded yes.

Mr. Jennings asked is this for rental for parties?

Ms. Handy responded yes. It is a conference room, so if you wanted to have a small meeting the conference room is there. We have close to one thousand (1000) square feet to have theater seating or table seating.

Close the Public Hearing.

Mr. Jones asked there is not going to be any problem for parking for one hundred (100)?

Mr. Gillie responded there should not be. We think we can make it fit between the available space on that lot and possible additional space off-site.

Mr. Jennings made a motion to recommend approval of Special Use Permit Application PLSUP20120000022 with conditions per staff. Mrs. Evans seconded the motion. The motion was approved by a 5-0 vote.

Mr. Scearce stated the next three (3) items on the agenda today, I have a conflict of interest in and will have to abstain from voting, so I am going to step down and ask our Secretary to come and run the rest of the meeting.

Mrs. Evans now presided over the meeting.

2. Special Use Permit Application PLSUP20120000106, filed by Barry Adams, requesting a Special Use Permit to operate a congregate care facility in accordance with Article 3I, Section C, Item 5 of the Code of the City of Danville, Virginia, 1986, as amended, at 1114 Main Street, otherwise known as Grid 1720, Block 011, Parcel 000012 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to operate a congregate care facility for up to eight (8) residents.

Miss Scolpini read the Staff Report. Sixteen (16) notices were mailed to surrounding property owners within three hundred (300) feet of the subject property. Four (4) respondents were unopposed to the request; two (2) were opposed to the request.

Open the Public Hearing.

Present on behalf of the request was Mr. Barry Adams. Mr. Adams stated we will conduct a facility that will house at least eight (8) residents and we plan to serve and provide services for these residents.

Mr. Jones asked are you going to be able to supply parking for the eight (8) people and the staff?

Mr. Adams stated we plan to meet all City Codes.

Mr. Laramore asked do you operate other facilities like this?

Mr. Adams responded I am presently operating a facility like this on Northmont Boulevard.

Mr. Jones stated there was a comment turned in about after hour activities. Are there any?

Mr. Adams responded there is none.

Mr. Jennings asked how many staff members do you have?

Mr. Adams responded there will be two (2) during the day, 1st shift, 2nd shift, and of course one (1) during the night shift, so a total of three (3).

Mr. Jennings asked will they be trained to handle people?

Mr. Adams responded absolutely.

Mr. Laramore asked is this as a residence, are there programs for these people or this simply more of housing?

Mr. Adams responded there are programs that they will attend throughout the day.

Close the Public Hearing.

Mr. Gillie stated we have one (1) correction. For the ad, it said Section B Item 4. It is supposed to say C5, not B4. It is a typo on our part. It is still a congregate care facility in the same district. We just wanted to make sure that everyone knew it was C5 as opposed to Section B4.

Mr. Jones made a motion to recommend approval of Special Use Permit Application PLSUP20120000106 with conditions per staff. Mr. Jennings seconded the motion. The motion was approved by a 4-0-1 vote (Mr. Scearce abstained).

3. Code Amendment Application PLCA20120000107, filed by Raymond Eley, Jr., requesting a Code Amendment to Article 3K, Section C of the Code of the City of Danville, Virginia, 1986, as amended to allow for additional uses by Special Use Permit in the CB-C Central Business District. The applicant is requesting to allow for establishments for production, processing, fabrication, assembly, manufacturing, compounding, cleaning, servicing, storage, testing, repair and distribution of materials, goods or products which conform to federal, state and local environmental performance standards with screened outdoor storage permitted, limited to 50% of the area of building coverage (excepting those uses which are specifically prohibited by this article or which require a special use permit) within the CB-C district by Special Use Permit.

Ms. Blair read the Staff Report.

Open the Public Hearing.

Present on behalf of the request was Mr. Joshua Ladd. Mr. Ladd stated I am representing Mr. Eley in this matter. If you have any questions I would be happy to address them.

Mr. Jennings stated in plain words, you will do all of these things here, there are no hazardous materials that you are dealing with.

Mr. Ladd stated no, there are no hazardous materials. These are non-hazmats.

Close the Public Hearing.

Mr. Laramore made a motion to recommend approval of Code Amendment Application PLCA20120000107 as submitted. Mr. Jennings seconded the motion. The motion was approved by a 4-0-1 vote (Mr. Scearce abstained).

4. Special Use Permit Application PLSUP20120000108, filed by Raymond Eley, Jr., requesting a Special Use Permit to operate a processing facility in accordance with Article 3K, Section C, Item 26 of the Code of the City of Danville, Virginia, 1986, as amended, at 218 Boatwright Avenue, otherwise known as Grid 2713, Block 027, Parcel 000020 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to operate a processing facility at this location.

Ms. Blair read the Staff Report. Thirty (30) notices were mailed to surrounding property owners within three hundred (300) feet of the subject property. Two (2) respondents were unopposed to the request; zero (0) were opposed to the request.

Open the Public Hearing.

Present on behalf of the request was Mr. Joshua Ladd. Mr. Ladd stated we have no problems with the conditions that were placed on the motion.

Mr. Jennings asked how many people will you be hiring?

Mr. Ladd responded in the immediate future, we plan by the 2nd year to have about twenty-five (25) people staggered throughout shifts. That is direct employment at that location. We would also have an adjacent sales force that would not be based out of that location.

Mr. Jennings asked and if I asked you about the hazardous materials you would give me the same answer as last time?

Mr. Ladd responded yes, that answer has not changed in the last couple of minutes. Thankfully it has not changed in the last couple of minutes.

Mr. Jones asked are you going to be transporting anything in and out of this facility?

Mr. Ladd responded the items for sale, yes sir.

Mr. Jones asked using trucks?

Mr. Ladd responded yes.

Mr. Jones asked is this going to cause a problem for the Galileo School and the area below it?

Mr. Ladd responded no. We will set the times so that we don't run any interference with the school. In all likelihood most of the transportation in and out will be handled by van anyway, not larger trucks.

Close the Public Hearing.

Mr. Jones made a motion to recommend approval of Special Use Permit Application PLSUP20120000108 with conditions per staff. Mr. Jennings seconded the motion. The motion was approved by a 4-0-1 vote (Mr. Scearce abstained).

II. MINUTES

Mr. Scearce made a motion to approve the minutes from the March 12, 2012 meeting. Mr. Laramore seconded the motion. The minutes were approved by a unanimous vote.

IV. OTHER BUSINESS

Mr. Gillie stated the two (2) items that were at the last Planning Commission meeting went to City Council and were approved. We do have one (1) case filed for next month, a Code Amendment request; but that is it. We will have a meeting next month, but it should be a rather short one.

With no further business, the meeting adjourned at 3:28 p.m.

APPROVED	